

PFK

9 Vicarage Lane, Ennerdale Bridge, Cleator, Cumbria CA23 3BE

Guide Price: £525,000





PERK

LOCATION

Ennerdale Bridge is located in the west of the Lake District National Park and is known as the first or last stopping off point on the Wainwright Coast to Coast walk. There are a number of walks around nearby Ennerdale Water and the valley is surrounded by some of the highest and best known fells in Cumbria including Great Gable, Pillar and Steeple. Ennerdale village itself, is on the quiet winding road that leads from Cleator Moor to Ennerdale Water, and benefits from a primary school, public house, hotel with public bar and the Village Gather consisting of a cafe, shop and function rooms. There is also a bus that runs to Keswick School from the village, together with easy access to surrounding towns and villages via the A5086 and A66.

PROPERTY DESCRIPTION

With the most incredible views of the Western fells, this charming property located in the private estate of Vicarage Lane, is now available to purchase in beautiful order.

The property, owned since new by the current vendors, is immaculately presented both inside and out, and would suit a range of purchasers due to the spacious accommodation. Set in a substantial plot surrounded by beautiful, meticulously kept private gardens with the most superb views, the property offers well appointed living accommodation briefly comprising extensive lounge, further reception room currently used as office space, contemporary dining space with views and doors to the garden, a modern dining kitchen, cloakroom/WC and access into the integral garage. To the first floor there is a large principal suite with ensuite shower room, 3 further double bedrooms and a 3 piece family bathroom.

Externally the property offers plentiful off road parking including a large integral garage, and beautifully landscaped gardens to the rear, including a mixture of patio areas, lawns, pond, mature trees and shrubs, all fully enclosed with mature trees and hedging and backing onto open fields, creating a perfect setting for families and children. Prepare to be blown away by the views from your back garden, they truly cannot be beaten!

Viewing is essential and is to be arranged via appointment only.

ACCOMMODATION

Entrance Hall

4.9m x 1.2m (16' 1" x 3' 11") Accessed via part glazed UPVC front door. With decorative coving and ceiling roses, stairs to first floor with built in understairs cupboard, Amtico flooring, doors leading to ground floor rooms and door to integral garage.

Cloakroom/WC

With wash hand basin in vanity unit and WC, decorative coving, tiled splashbacks, heated towel rail and Amtico flooring.

Living Room

6.9m x 3.6m (22' 8" x 11' 10") Large, dual aspect reception room with twin windows to side aspect and feature bay window to the front. Decorative coving and ceiling rose, log burning stove in wood surround with slate hearth and backplate, TV point and wall mounted lighting.

Reception Room 2

3.2m x 3.4m (10' 6" x 11' 2") Side aspect reception room currently being used as office space. With decorative coving and ceiling rose.

Dining Room

3.6m x 4.7m (11' 10" x 15' 5") Dual aspect room enjoying lovely views over the garden, with window to the side and sliding doors to the rear. Decorative pine ceiling, ample space to accommodate an eight person dining table, open access into the dining kitchen.

Dining Kitchen

Dining Area (3.5m x 2.6m (11' 6" x 8' 6")) With decorative coving and ceiling rose, ample space to accommodate a six to eight person dining table and part glazed wood door to the rear with glazed side panel.

Kitchen Area - (3.2m x 3.1m (10' 6" x 10' 2")) Dual aspect room with window to the rear enjoying lovely views over the garden and further obscured window and part glazed wood door to the side. Fitted with a range of matching, shaker style wall, base and display units with complementary granite effect work surfacing, incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Integrated induction hob with extractor over, separate Neff oven and microwave integrated at eye level, space and plumbing for dishwasher and space for freestanding fridge freezer. Wall mounted central heating boiler, Amtico flooring, decorative coving and inset ceiling spotlights.

FIRST FLOOR LANDING

4.7m x 1.7m (15' 5" x 5' 7") With decorative coving, loft access, window to front aspect with additional decorative window to principal bedroom and doors to first floor rooms.

Bathroom

2.8m x 2.3m (9' 2" x 7' 7") Fitted with three piece suite comprising panelled bath with electric shower over and tiled splashback, wash hand basin and WC with wood panelled splashbacks, decorative coving, tile effect flooring and obscured window to rear.

Principal Suite

7.3m x 3.7m (23' 11" x 12' 2") Extremely spacious double bedroom with decorative coving, dressing area and large bay window to the front, enjoying lovely views over the village towards the Lakeland fells.

Ensuite Shower Room

2.8m x 1.1m (9' 2" x 3' 7") Fitted with three piece suite comprising large, walk in shower cubicle with electric shower, WC and pedestal wash hand basin, decorative coving, fully tiled walls and flooring and obscured window to the side.

Bedroom 2

3.7m x 3.7m (12' 2" x 12' 2") Dual aspect double bedroom with window to the side and further window to the front enjoying lovely views over the village towards the Lakeland fells. With decorative coving and TV

Bedroom 3

3.4m x 2.9m (11' 2" x 9' 6") Double bedroom with decorative coving and window to the rear enjoying lovely views over the garden.

Bedroom 4

2.4m x 2.6m (7' 10" x 8' 6") Large single or small double bedroom with decorative coving and window to the rear with lovely views over the garden.

EXTERNALLY

Gardens and Parking

Situated on a very generous plot, the property is accessed via a large driveway, laid to decorative chippings, providing offroad parking for several cars and leading to the integral garage and the front door. The substantial front garden is mainly laid to lawn with attractive shrub borders with gated side access leading to a wood store and to the rear. The beautiful, landscaped and terraced rear garden has been meticulously kept by the present owners and incorporates generous, feature Indian sandstone patio seating area, enjoying stunning views towards the western Lake District fells, large lawned areas with floral and shrub borders, mature trees, pond and shed.

Garage

5.0m x 2.9m (16' 5" x 9' 6") Integral garage with up and over door, power and lighting, plumbing and space for washing machine and tumble dryer, wall mounted shelving.

ADDITIONAL INFORMATION

Tenure

The tenure of this property is freehold.

Waste Treatment Plant

A management committee is in place for the maintenance and upkeep of the system, with a monthly fee of £30 being payable by each resident of Vicarage Lane towards the upkeep of the plant.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity and water, drainage by private waste treatment plant. LPG fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

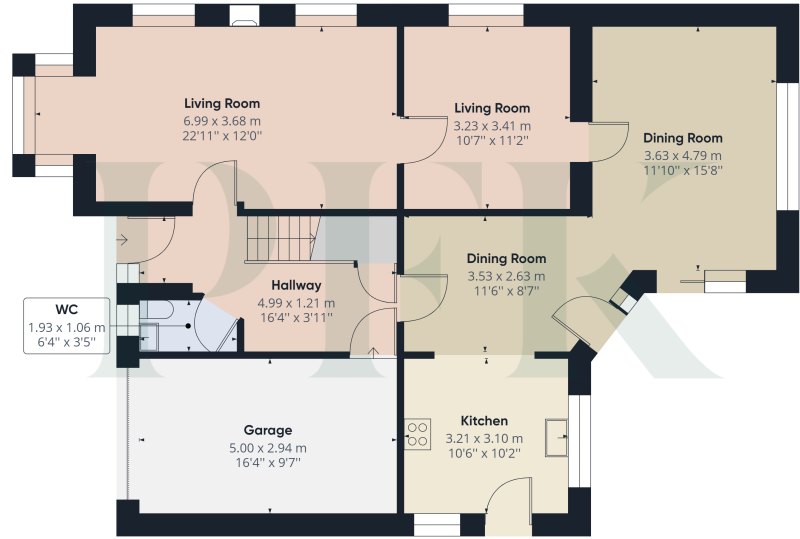
Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Whitehaven, proceed out of town via Hensingham and into Cleator Moor. Continue through the town centre onto Ennerdale Road, turning right at the crossroads onto Trumpet Road and take the immediate left. Stay on this road for approximately 2 miles, over the cattle grid onto Longmoor. Continuing to the end of the road, follow signs to Ennerdale Bridge until reaching the village. Continue into the village over the bridge and round to the left, passing the primary school on the right. Turn left shortly after on to Vicarage Lane, number 9 is on the right, a short distance into the cul-de-sac.

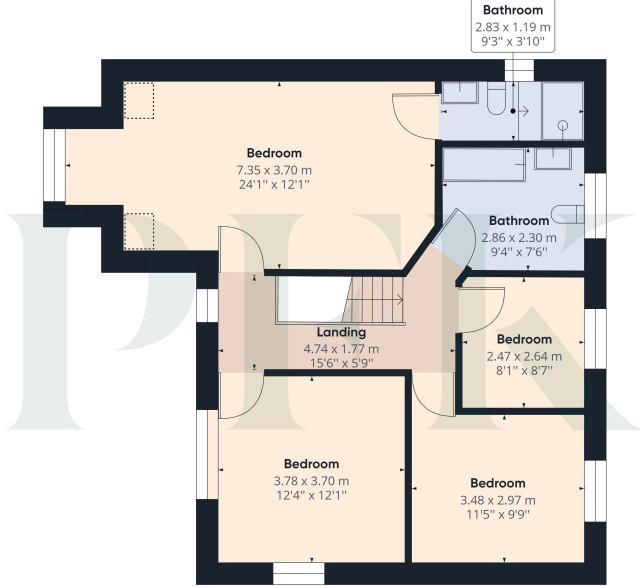




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	43 E	
21-38	F		



Floor 0



Floor 1

PFK

Approximate total area⁽¹⁾
1088.08 ft²
101.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

PFK

Approximate total area⁽¹⁾
785.60 ft²
72.98 m²

Reduced headroom
7.55 ft²
0.70 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360